

## CHICAGO PLAN COMMISSION

121 North LaSalle Street

10:00 A.M.

City Council Chambers

2<sup>nd</sup> Floor, City Hall

Chicago, Illinois 60602

March 19, 2020 - Postponed to May 8, 2020

### DRAFT MINUTES

#### PRESENT

Gia Biagi  
Andre Brumfield  
Walter Burnett\*  
Teresa Córdova (Chair)\*  
Maurice Cox\*  
Laura Flores\*  
Fran Grossman  
Raul Garza\*  
Mike Kelly  
Sarah Lyons\*  
Deborah Moore\*  
Patrick Murphey\*  
Marisa Novara  
Harry Osterman\*  
Guacolda Reyes\*  
Linda Searl\*  
Smita Shah (Vice Chair)\*  
Tom Tunney\*  
Gilbert Villegas  
Scott Waguespack\*

#### ABSENT

Honorable Lori E Lightfoot, Mayor  
Terry Peterson  
Nicholas Sposato

- A. The Chairman called the March 19, 2020 Regular Hearing of the Chicago Plan Commission which had been postponed until May 8, 2020 to order at 10:00 AM. The Chairman undertook a roll call to establish the presence of a quorum. The hearing commenced with fourteen members present (\*). The public hearing was audio recorded and live streamed. A transcript will be available for the purpose of pursuing all matters in greater detail and is a part of the permanent public record.
- B. A motion by Smita Shah, seconded by Raul Garza, to approve the Minutes of the February 21, 2020 Regular Hearing of the Chicago Plan Commission, was approved by a 14-0-0 vote.
- C. Matters Submitted in Accordance with the Lake Michigan and Chicago Lakefront Protection Ordinance and/or the Chicago Zoning Ordinance:
  1. A motion by Smita Shah, seconded by Linda Searl, to defer a proposed planned development, submitted by Greater Chicago Food Depository, for the property generally located at 4100-4230 W. Ann Lurie Place/ 4044-4210 S. Karlov Avenue was approved by a vote of 14-0-0. The

applicant is proposing to rezone the subject property from M2-3 (Light Industry District) to Industrial-Institutional Planned Development. The applicant proposes a 64,300 sq. ft. addition to an existing 275,000 sq. ft. food warehouse and packaging facility, to add a meal preparation facility and ancillary improvements housing accessory office, food and beverage service, medical service, educational, community volunteer and outreach uses, and related accessory and incidental uses. The overall planned development will contain 306 accessory vehicular parking stalls and 23 loading berths. (20259; 14th Ward)

2. A motion by Scott Waguespack, seconded by Tom Tunney, to defer the presentation of the Woodlawn Plan Consolidation report to a date certain of May 21, 2020 was approved by a vote of 18-0-1 (Brumfield recused). The Report reviews past plans that were developed for Woodlawn, identifies where they align, and outlines recommendations that the City of Chicago can implement to achieve neighborhood goals, including, through the disposition of City-owned vacant land. The Report covers the Woodlawn community area, generally bounded by Martin Luther King Drive and South Chicago Avenue on the west, 60th Street on the north, Stony Island Avenue on the east, and 67th Street and South Cottage Grove Avenue on the south. (5th and 20th wards).
3. A motion by Smita Shah, seconded by Walter Burnett, to approve a proposed amendment to Institutional Planned Development #1184 submitted by DePaul College Prep Foundation, for the property generally located at 3246-3360 N. Campbell Ave./2500-2546 W. Melrose St./3237-3429 N. Rockwell St., was approved by a vote of 20-0-0. The proposal consolidates Subareas A and B and incorporates new property into the boundaries of Institutional Planned Development #1184. The site to be incorporated into Planned Development #1184 is proposed to be rezoned from RS-2(Residential Single-Unit Detached House District) to C1-1 (Neighborhood Commercial District) and then to Institutional Planned Development #1184, as amended, to allow for the phased development of new campus facilities. (20228, 47<sup>th</sup> Ward)

#### F. CHAIRMAN'S UPDATES

1. The Chairman advised the Plan Commissioners that staff is continuing to work on updated requirements involving public input and review criteria for proposed planned development applications. The information has been sent out for public comment, and the staff has been monitoring these comments and has been continuing work on the document. The chairman hopes to have a more detailed report in the June Plan Commission hearing.
2. The Chairman invited Commissioner Cox to make some comments regarding the Department of Planning and Development's direction under his leadership. The Commissioner spoke about the role of the Department to provide planning services to the entire City of Chicago.

#### Adjournment

A motion by Smita Shah, and a second by Gilbert Villegas, to adjourn the March 19, 2020 Regular Hearing of the Chicago Plan Commission that had been postponed until May 8, 2020 at 12:34 PM, was approved by a 20-0-0 vote.